



~~March 18, 2003 CPC~~
~~April 15, 2003 CPC~~
May 28, 2003 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0174

Harrison Burt

Bermuda Magisterial District
West line of Ramblewood Drive

REQUEST: Rezoning from Agricultural (A) to Residential (R-15).

PROPOSED LAND USE:

A single family residential subdivision is planned. The applicant has proffered to limit development to a maximum of thirty (30) lots yielding a density of approximately 0.7 units per acre. (Proffered Condition 6)

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON PAGES 2 AND 3.

AYES: MESSRS. GECKER, LITTON, CUNNINGHAM AND STACK
ABSENT: MR. GULLEY

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land use conform to the Consolidated Eastern Area Plan which suggests the property is appropriate for residential use of 1.5 units per acre or less.
- B. The proposed zoning and land use are representative of existing and anticipated development.

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- C. The proffered conditions address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the need for roads, schools, parks, libraries and fire stations is identified in the County's adopted Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities, thereby insuring adequate service levels are maintained as necessary to protect the health, safety and welfare of County citizens.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER MAY PROFFER OTHER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

PROFFERED CONDITIONS

- | | | |
|-------------|----|---|
| (STAFF/CPC) | 1. | There shall be no direct access from the property to Rambelwood Drive. (EE, T) |
| (STAFF/CPC) | 2. | In conjunction with recordation of the initial subdivision plat, forty-five (45) feet of right-of-way on the west side of Ramblewood Drive, measured from the centerline of that part of Ramblewood Drive immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T) |
| (STAFF/CPC) | 3. | With the exception of timbering which has been approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed. (EE) |
| (STAFF/CPC) | 4. | The public water system shall be used. (U) |
| (STAFF/CPC) | 5. | The applicant, subdivider, or assignee(s) shall pay the following to the County of Chesterfield prior to the issuance of building permit for infrastructure improvements within the service district for the property:

A. \$9,000.00 per dwelling unit, if paid prior to July 1, 2003; or

B. The amount approved by the Board of Supervisors not to exceed \$9,000.00 per dwelling unit adjusted upward by any increase in the Marshall and Swift building cost index |

between July 1, 2002, and July 1 of the fiscal year in which the payment is made if paid after June 30, 2003.

C. In the event the cash payment is not used for which proffered within 15 years of receipt, the cash shall be returned in full to the payor. (B&M)

- (STAFF/CPC) 6. A maximum of thirty (30) residential lots shall be permitted. (P)
- (STAFF/CPC) 7. All lots shall have a minimum area of 30,000 square feet. (P)
- (STAFF/CPC) 8. All dwelling units shall have a minimum gross floor area of 1,800 square feet. (BI)
- (STAFF/CPC) 9. All exposed portions of the foundation of each dwelling unit shall be covered with brick or stone veneer or exterior insulating and finishing systems (EIFS) materials. (BI)
- (STAFF/CPC) 10. A twenty-five (25) foot tree preservation strip, exclusive of required yards, shall be maintained along the western property line adjacent to Tax IDs 811-645-7334, 7348, 7371, 7459 and 7815. Utility easements which run generally perpendicular through this strip shall be permitted. Any healthy trees that are six (6) inches in caliper or greater shall be retained within this tree preservation strip except where removal is necessary to accommodate the improvements permitted by the preceding sentence. This condition shall not preclude the removal of vegetation from the tree preservation strip that is unhealthy, dying or diseased. (P)
- (STAFF/CPC) 11. A twenty-five (25) foot tree preservation strip, exclusive of required yards, shall be maintained along the southern property line adjacent to Tax ID 813-644-5654. Utility easements which run generally perpendicular through this strip and septic drainfield lines shall be permitted. Any healthy trees that are six (6) inches in caliper or greater shall be retained within this tree preservation strip except where removal is necessary to accommodate the improvements permitted by the preceding sentence. This condition shall not preclude the removal of vegetation from the tree preservation strip that is unhealthy, dying or diseased. (P)

GENERAL INFORMATION

Location:

West line Ramblewood Drive, north of Enon Church Road. Tax ID 812-645-6725 (Sheet 35).

Existing Zoning:

A

Size:

44.6 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North and East – A; Single family residential or vacant
South – A and R-15; Single family residential or vacant
West – R-15; Single family residential or vacant

UTILITIES

Public Water System:

There is an existing eight (8) inch water line extending along Walthall Drive approximately 150 feet south of the request site. In addition, there is an existing eight (8) inch water line extending along the western side of Ramblewood Road, adjacent to this site. Use of the public water system is intended and has been proffered by the applicant. (Proffered Condition 4)

Public Wastewater System:

The public wastewater system is not available to serve the request site.

Health Department:

Prior to recordation of a subdivision plat, soils analysis for each lot must be submitted to the Health Department for review and approval.

ENVIRONMENTAL

Drainage and Erosion:

The eastern portion of the property has extremely steep and highly erodible slopes. When disturbed, these type soils are very difficult to stabilize. It is recommended that access to Ramblewood Road on the eastern side of the property be prohibited to avoid disturbance. (Proffered Condition 1)

The property is heavily wooded and should not be timbered without first obtaining a land disturbance permit from the Environmental Engineering Department (Proffered Condition 3). This will insure that adequate erosion control measures are in place prior to any land disturbance.

The site drains east and south into large ravines that ultimately drain to the Appomattox River. There are currently no existing on- or off-site drainage problems and none are anticipated after development. There are also no existing erosion problems other than natural stream degradation through the area. The potential for severe erosion problems exists depending on the location of the homes and their relation to the steep slopes and backyard area. This will be reviewed at time of tentative subdivision layout and recommendations will be made at that time. Acquisition of off-site drainage easements may be necessary.

PUBLIC FACILITIES

The need for roads, schools, parks, libraries, fire stations and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program and further detailed by specific departments in the applicable section of this "Request Analysis". This development will have an impact on these facilities.

Fire Service:

The Public Facilities Plan indicates that emergency services calls are expected to increase forty-five (45) percent by 2015. Eight (8) new fire/rescue stations are recommended for construction in the Plan. Based on thirty (30) dwelling units, this request will generate approximately eight (8) calls for fire and EMS services per year. The applicant has addressed the impact on fire service. (Proffered Condition 5)

The Enon Fire Station, Company Number 6, and Bensley-Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service. When completed, the new Riversbend Fire/Rescue Station, Company Number 18, will be the primary service provider for this development.

When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process.

Schools:

Approximately sixteen (16) new students will be generated by this development. The site lies in the Enon Elementary School attendance zone: capacity - 550, enrollment - 564; Chester Middle School zone: capacity - 910, enrollment - 735; and Thomas Dale High School zone: capacity - 1,850, enrollment - 1,949.

This development will have impact on area schools. There is currently one (1) trailer located at Enon Elementary School. The applicant has addressed the impact on schools. (Proffered Condition 5)

Libraries:

Consistent with the Board of Supervisors' policy, the impact of development on library services is assessed County-wide. Based on projected population growth, the Public Facilities Plan identifies a need for additional library space throughout the County. Even if the facility improvements that have been made since the Plan was published are taken into account, there is still an unmet need for additional library space throughout the County. This development would most likely affect the Enon Library. The Public Facilities Plan indicates a need for additional library space in this area of the County. The applicant has offered measures to assist in addressing the impact of this development on these facilities. (Proffered Condition 5)

Parks and Recreation:

The Public Facilities Plan identifies the need for four (4) new regional parks. In addition, there is currently a shortage of community park acreage in the County. The Plan identifies a need for 625 acres of regional park space and 116 acres of community park space by 2015. The Plan also identifies the need for neighborhood parks and special purpose parks and makes suggestions for their locations.

The applicant has offered measures to assist in addressing the impact of this proposed development on these Parks and Recreation facilities. (Proffered Condition 5)

Transportation:

This request consists of 44.6 acres, currently zoned Agricultural (A). The applicant is requesting rezoning to Residential (R-15). The applicant has proffered that a maximum of thirty (30) lots will be developed on the property (Proffered Condition 6). Based on single-family trip rates, development could generate approximately 290 average daily trips. These vehicles will be distributed to Ramblewood Road which had a 2002 traffic count of 2,816 vehicles per day, and to Ruffin Mill Road which had a 2003 traffic count of 1,964 vehicles per day.

The Thoroughfare Plan identifies Ramblewood Road as a major arterial with recommended right of way width of ninety (90) feet. The applicant has proffered to dedicate forty-five (45) feet of right of way, measured from the centerline of Ramblewood Road, in accordance with that Plan. (Proffered Condition 2)

Access to major arterials, such as Ramblewood Road, should be controlled. Due to the topography and soil condition along the eastern part of the property, the Engineering Department has recommended that an access not be constructed onto Ramblewood Road.

The applicant has proffered that no direct access will be provided from the property to Ramblewood Road. (Proffered Condition 1)

Included in the Subdivision Ordinance is the Planning Commission's Stub Road Policy. The Policy suggests that subdivision streets anticipated to carry 1,500 vehicles per day or more should be designed as "no-lot frontage" collector roads. Traffic generated by development of the property will be distributed through the adjacent subdivision (Walthall Mill). The property's traffic traveling along the streets within Walthall Mill Subdivision is not anticipated to cause those streets to exceed acceptable subdivision street volumes as defined by the Stub Road Policy.

The traffic impact of this development must be addressed. Area roads need to be improved to address safety and accommodate the increase in traffic generated by this development. Ramblewood Road and Ruffin Mill Road will be impacted by development of this property. Sections of Ramblewood Road have nineteen (19) to twenty (20) foot wide pavement with no shoulders and poor vertical alignment. Sections of Ruffin Mill Road have eighteen (18) foot wide pavement with no shoulders, and very poor vertical and horizontal alignments with large trees located close to the edge of pavement. The capacities of both roadways are acceptable (Level of Service C) for the volumes of traffic they currently carry. The standard typical section for Ramblewood Road and Ruffin Mill Road should be twenty-four (24) foot wide pavement, with minimum eight (8) foot wide shoulders. No road improvement projects in this area of the County are included in the Six-Year Secondary Road Improvement Plan. The applicant has proffered to contribute cash, in an amount consistent with the Board of Supervisors' policy, towards mitigating the traffic impact of this development. (Proffered Condition 5)

At time of tentative subdivision review, specific recommendations will be provided regarding stub road rights of way to adjacent properties.

Financial Impact on Capital Facilities:

		<u>PER UNIT</u>
Potential Number of New Dwelling Units	30*	1.00
Population Increase	81.60	2.72
Number of New Students		
Elementary	7.20	0.24
Middle	3.90	0.13
High	5.10	0.17
TOTAL	16.20	0.54
Net Cost for Schools	145,410	4,847
Net Cost for Parks	20,790	693
Net Cost for Libraries	11,250	375
Net Cost for Fire Stations	12,030	401
Average Net Cost for Roads	123,270	4,109
TOTAL NET COST	312,750	10,425

*Based on a proffered maximum number of lots. (Proffered Condition 6)

As noted, this proposed development will have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries and fire stations at \$10,425 per unit. The applicant has been advised that a maximum proffer of \$9,000 per unit would defray the cost of the capital facilities necessitated by this proposed development. Consistent with the Board of Supervisors' policy, and proffer accepted from other applicants, the applicant has offered cash to assist in defraying the cost of this proposed zoning on such capital facilities. (Proffered Condition 5)

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the maximum cash proffer in this case.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Consolidated Eastern Area Plan which suggests the property is appropriate for residential use of 1.5 dwelling units per acre or less.

Area Development Trends:

Area properties are zoned residentially and agriculturally and are characterized by single family residences within subdivisions and on acreage parcels, and vacant land. It is anticipated that residential zoning and land use will continue in the area consistent with densities suggested by the Plan.

Comparison of Area Density:

Walthall Mill (Sections 1-3), Walthall Hills and Walthall Park Subdivisions lie adjacent to the western and southern boundaries of the request property and have developed with a density of approximately 0.9 dwelling units per acre. Proffered Condition 6 limits development of the request property to a maximum of thirty (30) lots yielding a density of approximately 0.7 units per acre. (Proffered Condition 6)

Lot Size Comparison:

Walthall Mill (Sections 1-3), Walthall Hills and Walthall Park Subdivisions have an average lot size of 38,998. While the applicant has requested to rezone the request property to Residential (R-15), which would permit a minimum lot size of 15,000 square feet, the property will be developed utilizing individual septic systems because public wastewater is not available to the site. The Ordinance requires an average lot size of 40,000 square feet and a minimum size of 30,000 square feet for developments utilizing individual septic systems. Further, at least ninety (90) percent of the lots must be at least 40,000 square feet.

In response to area citizens' concerns that smaller lots may be permitted with Residential (R-15) zoning if public sewer becomes available to the site, the applicant has proffered that all lots will have a minimum area of 30,000 square feet. (Proffered Condition 7)

Dwelling Size and Architectural Treatment:

The applicant has proffered that all dwellings will have a minimum gross floor area of 1,800 square feet (Proffered Condition 8). In addition, the treatment of exposed portions of the dwelling foundations will have covered with brick or stone veneer or drivit type materials. (Proffered Condition 9)

Tree Preservation Strip:

In an attempt to address concerns of adjacent property owners in Walthall Mill Subdivision and an adjacent property owner to the south, relative to a vegetated separation between their lots and dwellings within the proposed development, Proffered Condition 10 requires a tree preservation strip along the western and part of the southern property lines, adjacent to Tax IDs 811-645-7334, 7348, 7371, 7459 and 7815 and 813-644-5654 (Proffered Conditions 10 and 11). These tree preservation strips will be included within the limits of the lots. It has been staff's experience that individual homeowners clear the areas resulting in a zoning violation on that individual lot. Given that the retention of trees within these strips will be

difficult, if not impossible, for the County to enforce, staff recommends that Proffered Conditions 10 and 11 not be accepted.

CONCLUSIONS

The proposed zoning and land use conform to the Consolidated Eastern Area Plan which suggests the property is appropriate for residential use of 1.5 units per acre or less. The proposed zoning and land use are representative of existing and anticipated development. The proffered conditions address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the need for schools, parks, libraries and fire stations is identified in the County's adopted Public Facilities Plan, the Thoroughfare Plan and Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities, thereby insuring adequate service levels are maintained and protect the health, safety and welfare of County citizens.

Given these considerations, approval of the request is recommended.

CASE HISTORY

Planning Commission Meeting (3/18/03):

On their own motion, the Commission deferred this case to April 15, 2003, to allow the Bermuda District Commissioner to continue to work with the applicant, staff, and area residents.

Staff (3/19/03):

The applicant was advised in writing that any new or revised information should be submitted no later than March 24, 2003, for consideration at the Commission's April meeting.

Applicant (3/26/03):

In response to concerns expressed by area residents and the Bermuda District Commissioner, the applicant submitted revised and additional proffered conditions.

Applicant (4/15/03):

Proffered Condition 11 was submitted.

Planning Commission Meeting (4/15/03):

The applicant accepted the recommendation. There was no opposition to the proposed zoning but concerns were expressed relative to environmental and traffic impacts noting that such concerns would be addressed as plans progress.

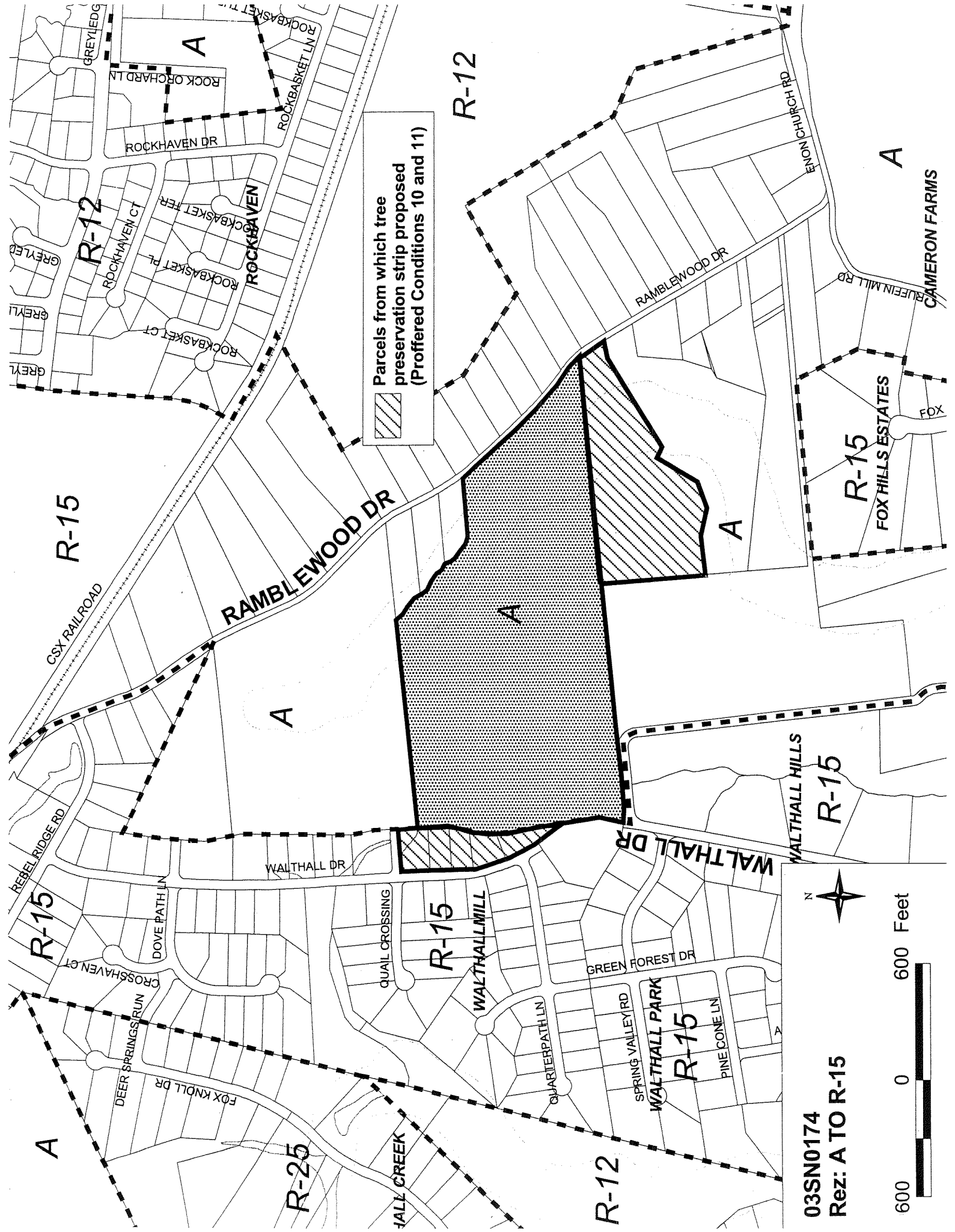
Mr. Cunningham indicated that concerns relating to erosion on steep slopes would be addressed during the tentative process. He further noted that access is an issue; that he prefers access through adjacent property to the east, which would accommodate vehicle movements northward along Walthall Drive; and that the applicant and the adjacent property owner, through which such an access could be accommodated, hope to reach an agreement prior to the Board's consideration of the case.

On motion of Mr. Cunningham, seconded by Mr. Stack, the Commission recommended approval of this request and acceptance of the proffered conditions on pages 2 and 3.

AYES: Messrs. Gecker, Litton, Cunningham and Stack

ABSENT: Mr. Gulley

The Board of Supervisors, on Wednesday, May 28, 2003, beginning at 7:00 p.m., will take under consideration this request.



Parcels from which tree
preservation strip proposed
(Proffered Conditions 10 and 11)



03SN0174
Rez: A TO R-15